



**Achieving the Balance:**  
A Plan of Conservation and Development  
for the Capitol Region

**ADOPTED: October 21, 2009**

*The preparation of this report was financed, in part, by contributions from the municipalities of the Capitol Region and by a State Grant in Aid for Regional Planning from the State of Connecticut*



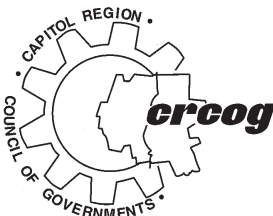
## About Achieving the Balance

---

*Achieving the Balance: A Plan of Conservation and Development for the Capitol Region* is a general guide for the future conservation and development of the greater Hartford area. Its individual chapters provide an overview of the many factors that influence our regional development pattern, and the choices available to us as we move into the future. Chapter 2 of the Plan includes data and analysis from the CRCOG report *Trends Shaping Our Region: A Census Data Profile of the Capitol Region*; which is available from the Capitol Region Council of Governments (CRCOG) upon request.

This plan was prepared through the efforts of the CRCOG Regional Planning Commission, the CRCOG Policy Board, the municipal staff and other municipal officials of our member municipalities, and the following CRCOG staff:

Lyle D. Wray, Executive Director  
Mary Ellen Kowalewski, Director of Community Development  
Rebecca Augur, Senior Community Development Planner (through August 2008)  
Emily J. Moos, Senior Community Development Planner  
Maureen Barton, Community Development Secretary/Program Assistant  
Lynne Pike DiSanto and Barbara Buddington, Project Consultants.



Capitol Region Council of Governments  
241 Main Street  
Hartford, CT 06106  
Telephone: 860-522-2217  
[www.crcog.org](http://www.crcog.org)

*The Capitol Region Council of Governments works to expand voluntary cooperation among the region's municipalities to address many of the region's governmental and public challenges. This report is one of many publications prepared by our agency. Visit our website to learn more about our wide range of services and data resources.*

*Copyright 2010 Capitol Region Council of Governments. All Rights Reserved.  
Cover design and typography by Studio O'Maxfield.*

---

*Photographs courtesy of:*

Karen O'Maxfield; Walkable Communities, Inc.; Media Services-Capital Community College; Capitol Region Council of Governments; Don Couture; Greater Hartford Transit District; Griffin Land; Linda Kennedy; the Town of Manchester, Connecticut Science Center and the Metropolitan District Commission.

**Policy Board and  
Regional Planning Commission (RPC)  
Membership**

Andover	Robert Burbank, First Selectman Vacancy, RPC	Hebron	Jeffrey Watt, Town Council Chairman Terry Piggott, RPC
Avon	John F. Carlson, Town Council Chairman Linda Keith, RPC	Manchester	Lou Spadaccini, Mayor Salvatore Mancini, RPC
Bloomfield	Sydney Schulman, Mayor David Kamins, RPC	Marlborough	Bill Black, First Selectman John Larensen, RPC
Bolton	Bruno Simonetti, First Selectman Thomas Manning, RPC	Newington	Jeff Wright, Mayor Vacancy, RPC
Canton	Richard Barlow, First Selectman Bruce Mortimer, RPC	Rocky Hill	Anthony LaRosa, Mayor Vacancy, RPC
East Granby	Jim Hayden, First Selectman Tom Derlinga, RPC	Simsbury	Mary Glassman, First Selectman John Loomis, RPC
East Hartford	Melody A. Curry, Mayor Elaine Carey, RPC	Somers	David Pinney, First Selectman Brad Pellissier, RPC
East Windsor	Denise Menard, First Selectman Kevin Saunders, RPC	South Windsor	Cary Prague, Mayor Patrick Kennedy, RPC
Ellington	Michael P. Stupinski, First Selectman Vacancy, RPC	Suffield	Scott Lingenfelter, First Selectman Jeff Carboneau, RPC
Enfield	Scott Kaupin, Mayor Vacancy, RPC	Tolland	Frederick Daniels, Town Council Chairman Susan Errickson, RPC
Farmington	Michael Clark, Town Council Chairman William Beckert, RPC	Vernon	Jason McCoy, Mayor Lamont Aheart, RPC
Glastonbury	Susan Karp, Town Council Chairman Sharon Purtill, RPC	West Hartford	Scott Slifka, Mayor Michael Seder, RPC
Granby	John Adams, First Selectman Paula Johnson, RPC	Wethersfield	Andrew S. Adil, Mayor Earle Monroe, RPC
Hartford	Eddie Perez, Mayor Sandra Bobowski, RPC	Windsor	Donald S. Trinks, Mayor Karl Robert Profe, RPC
		Windsor Locks	Steven Wawruck, First Selectman Janet Ramsay, RPC

# Table of Contents

<b>CHAPTER</b>	<b>PAGE</b>
1. Introduction .....	1
2. Regional Strengths and Demographics: Trends and Implications .....	3
3. Natural Resource Conservation .....	19
4. Watersheds and Water Quality .....	25
5. Open Space and Farmland Preservation .....	33
6. Food System .....	41
7. Land Use and Zoning .....	45
8. Public Sewer and Water Service .....	55
9. Transportation .....	61
10. Housing .....	71
11. Economic Development .....	89
12. Achieving the Balance: A Guide to the Region's Future .....	99
Appendix: Municipal Focus Areas .....	103

# List of Tables

## Chapter 1, Introduction

1.1: Selected Characteristics of the Region.....	2
--	---

## Chapter 2, Regional Strengths and Demographics: Trends and Implications

2.1: Capitol Region Educational Attainment Changes, 1990-2000 (Population 25 Years and Older—Highest Degree Completed).....	8
2.2: Capitol Region Occupation by Major Category, Employed Persons 16 Years and Older, 2000.....	9
2.3: Estimated Minority Population Share of Capitol Region Population Growth, 1990-2000.....	10
2.4: Total Population, 1950-2006.....	12
2.5: Total Housing Units, 1960-2000.....	13
2.6: Capitol Region Age Groups, 2000.....	14
2.7: Population by Age Group and Area of Social Impact, 1970-2000.....	15
2.8: Attractiveness of the Capitol Region to Different Age Groups, 1970-2000.....	16
2.9: Median Household Income, 1969-1999.....	17
2.10: Capitol Region Individuals in Poverty, 1979-1999.....	18

## Chapter 3, Natural Resource Conservation

3.1: Capitol Region Natural Resource Features .....	20
---	----

## Chapter 5, Open Space and Farmland Preservation

5.1: Capitol Region Open Space and Preserved Farmland Resources .....	34
5.2: Deregulated Northeast Utility-Owned Properties in the Capitol Region .....	35
5.3: Total Open Space and Preserved Farmland Acres by Town .....	36

## Chapter 7, Land Use and Zoning

7.1: Capitol Region Land Use by Percent of Total Acres .....	46
7.2: Capitol Region Zoning by Percent of Total Acres .....	48

## Chapter 8, Public Water and Sewer Service

8.1: Percent of Metropolitan Area Covered by Public Water and Sewer Service .....	55
---	----

## Chapter 10, Housing

10.1: Change in Housing Units by Units in Structure, 1990-2000.....	73
10.2: Change in Occupied Housing Units by Tenure, 1990-2000.....	73
10.3: Hartford Area Jobs by Income Levels, 1999.....	75
10.4: Relationship of Housing Costs to Affordability, 2000.....	76
10.5: Assisted Housing Units, 2001.....	78
10.6: Characteristics of Capitol Region Housing Stock, 2000, Median Sales Prices 2005-2007, and Assisted Units 2007.....	79
10.7: Additional Housing Units Required to Alleviate Vacancy Deficiencies, 2000.....	80
10.8: Characteristics of Inadequate Occupied Housing, 2000.....	81

## Chapter 11, Economic Development

11.1: Employment by Industry Category for Hartford and Tolland Counties (x1000 Jobs), 1987-2008.....	92
--	----

## List of Charts

### Chapter 2, Regional Strengths and Demographics: Trends and Implications

Percent Population 25+ with Bachelor's Degree or Higher, 1990-2000.....	3
Capitol Region Population by Area, 1950 and 2006.....	4
Household Population by Age Projected to 2030.....	5
Median Household Income, 1969-1999.....	6

### Chapter 11, Economic Development

Number of Firms by Company Size for Hartford and Tolland Counties.....	92
--	----

## List of Maps

### Chapter 3, Natural Resource Conservation

Natural Resource Features and Constraints to Development .....	23
--	----

### Chapter 4, Watersheds and Water Quality

Regional Drainage Basins .....	31
--------------------------------	----

### Chapter 5, Open Space and Farmland Preservation

Open Space and Protected Farmland .....	39
---	----

### Chapter 7, Land Use and Zoning

General Zoning Categories.....	53
--------------------------------	----

### Chapter 8, Public Sewer and Water Service

Sewer and Water Service Areas .....	59
-------------------------------------	----

### Chapter 10, Transportation

Rapid Transit Service, Fixed Guideway Recommendations .....	62
---	----

Transportation Systems .....	69
------------------------------	----

### Chapter 12, Achieving the Balance: A Guide to the Region's Future

Land Use Policy Map (with companion Land Use Policy Matrix).....	back of <i>Plan</i>
Conservation Focus Areas Map .....	back of <i>Plan</i>
Economic Development Areas of Regional Significance Map.....	back of <i>Plan</i>
Municipal Focus Areas Map.....	back of <i>Plan</i>

